

**Oakville Triangle/Route 1 Corridor Plan Advisory Group Meeting
December 10, 2015
Meeting Summary**

Items for January 2016 Public Hearings

Staff updated the Advisory Group and community on the upcoming items to be discussed at the January 7, 2016 Planning Commission Public Hearing:

Item 1: Master Plan Amendment (boundary change; additional implementation information);
CDD Rezoning (for Plan area);
Analysis of inclusion in Potomac Yard Special Tax District

Item 2: CDD Concept Plan (Stonebridge owned Oakville Triangle site)

Item 3: Mount Jefferson Park Site Plan

AG Discussion

- Confirmation that existing underlying zoning remains for current property owners
- Confirmation that any request to amend land uses set forth in the Plan must go through the City's Master Plan process
- Maker Space definition language should parallel language in other definition of uses
- Confirmation that Block A will be developed in 2 phases with surface parking lot as interim use
- Ensure that business located at the foot of Calvert and MJP has appropriate access to site

Special Tax District:

- How does the special tax district relate to the incremental tax revenues already established in the Vision Plan?
- Does inclusion in the Special Tax District place benefits established in the Vision Plan at risk?
- Bad precedent to take existing properties and put them in a Special Tax District (Potomac Yard Tax District was put in place prior to the existence of any property owners)
- Metro benefits Oakville Triangle as well as Potomac Yard; therefore the Oakville Triangle plan area should be included in the Special Tax District

Community feedback

- Does a Tier 2 tax district only include residential properties? Or would it include all properties?
- Whatever the decision regarding inclusion in the tax district, it should be based on objective factors. Good to have surrounding communities share the burden, but implement in a fair manner.